



The Acorns, The Street, Little Dunham, PE32 2DH

welcome to

The Acorns, The Street, Little Dunham

>> NO ONWARD CHAIN - A spacious 4 double bedroom semi-detached cottage, situated in this semi-rural, peaceful village. The flexible accommodation boasts a triple aspect lounge, large kitchen, separate dining room, utility room, en suite shower room, double garage, lovely rear garden and much more!



The Accommodation

Part glazed front entrance door with a storm porch over.

Entrance Hall

Radiator, carpet flooring, under stairs storage cupboard, a further double storage cupboard, staircase to first floor landing, doors opening to cloakroom w.c, dining room and a further door opening to:

Lounge

18' 4" x 14' 7" (5.59m x 4.45m)

Feature electric fireplace, exposed beams, radiator, television point, telephone point, carpet flooring, UPVC double glazed window to the front and side aspect, UPVC double glazed patio doors opening to the garden.

Dining Room

17' 10" x 13' 3" (5.44m x 4.04m)

Feature electric fireplace with tiled hearth and timber mantle piece, radiator, carpet flooring, television point, UPVC double glazed window to the front aspect, open to:

Kitchen

12' 10" x 11' 4" (3.91m x 3.45m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for electric cooker with extractor over, plumbing for dishwasher, integrated under counter fridge & freezer, breakfast bar, UPVC double glazed windows to the rear aspect,

Utility Room

A range of wall and floor mounted fitted units with work surfaces over, stainless steel sink and drainer, plumbing for a washing machine, floor mounted oil boiler, low level w.c, UPVC double glazed window to rear aspect.

First Floor Landing

Carpet flooring, double storage cupboard, UPVC

double glazed window to front aspect, doors opening to bedrooms all bedrooms and the family bathroom, Access to the fully boarded loft.

Bedroom 1

13' 10" x 9' 8" (4.22m x 2.95m)

Built-in wardrobes with sliding mirror doors, radiator, carpet flooring, UPVC double glazed window the rear aspect,

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle with mains connected shower attachment, part tiled walls, radiator, UPVC double glazed obscure glass window to the rear.

Bedroom 2

14' 8" x 9' 3" (4.47m x 2.82m)

Radiator, carpet flooring, UPVC double glazed window to front aspect.

Bedroom 3

11' 5" x 8' 9" (3.48m x 2.67m)

Built-in storage wardrobe, radiator, carpet flooring, two UPVC double glazed windows to the front aspect.

Bedroom 4

10' x 8' 5" (3.05m x 2.57m)

Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with central mixer taps and shower attachment over and bi-folding shower screen, tiled floor and part tiled walls, radiator, UPVC double glazed window to rear aspect.

Outside

The property is approached by steps up to the front entrance door, a shingle driveway provides side-by-side off-road parking and leads to the double garage doors, an iron gate provides access to the rear garden.

The rear garden is mainly laid to lawn with a variety of flowers, plants shrubs and trees, a feature fish pond and well are situated towards the bottom of the garden, a patio seating area and a personal access door to the double garage are towards the front. The garden sweeps round the side of the double garage where a timber storage shed and greenhouse are housed.

Detached Double Garage

16' 5" x 16' 5" (5.00m x 5.00m)

two timber hinged front doors open to a spacious double garage, offering ample power sockets, lighting, work benches and windows to the rear, an external timber stair case lead to the space over the garage, this has previously been utilised in a variety of ways.

Location

The semi-rural village of Little Dunham is situated within the catchment area for Litcham High School and boasts easy access onto the A47 for routes to King's Lynn, Norwich and beyond. The village lies 1.5 miles south of its sister village, Great Dunham and 6 miles by road North East from Swaffham. Little Dunham is served by St. Margarets church in the Benefice of Great Dunham and Great Dunham Primary School serves the village. Both of the nearby bustling market towns of Swaffham and Dereham offer many amenities, including restaurants/cafes and public houses, together with shopping facilities and large supermarkets, doctors and dentists, schooling for all ages, sport and leisure facilities and much more.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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The Acorns, The Street, Little Dunham

- Substantial 4 bedroom semi-detached cottage
- Wonderful semi-rural village location
- Large triple aspect lounge and separate dining room
- En suite shower room, family bathroom and utility room
- Oil fired central heating, UPVC double glazed windows and solar PV panels with battery storage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£450,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SFM110726 - 0006

directions to this property:

Upon entering the village of Little Dunham from the Swaffham/A47 direction, proceed through the village along Necton Road and take the second left hand turn onto The Street. The cottage will be found shortly along on the right hand side.



Please note the marker reflects the postcode not the actual property

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